

AGENDA OF A REGULAR MEETING - NATIONAL CITY CITY COUNCIL/  
COMMUNITY DEVELOPMENT COMMISSION – HOUSING AUTHORITY OF  
THE CITY OF NATIONAL CITY



COUNCIL CHAMBERS  
CIVIC CENTER  
1243 NATIONAL CITY BOULEVARD  
NATIONAL CITY, CALIFORNIA  
TUESDAY, JUNE 20, 2017 – 6:00 PM

**RON MORRISON**  
*Mayor*

**ALBERT MENDIVIL**  
*Vice Mayor*

**JERRY CANO**  
*Councilmember*

**MONA RIOS**  
*Councilmember*

**ALEJANDRA SOTELO-SOLIS**  
*Councilmember*

1243 National City Blvd.  
National City  
619-336-4240

*Meeting agendas and  
minutes available on web*

**WWW.NATIONALCITYCA.GOV**

**ORDER OF BUSINESS:** Public sessions of all Regular Meetings of the City Council / Community Development Commission - Housing Authority (hereafter referred to as Elected Body) begin at 6:00 p.m. on the first and third Tuesday of each month. Public Hearings begin at 6:00 p.m. unless otherwise noted. Closed Sessions begin at 5:00 p.m. or such other time as noted. If a workshop is scheduled, the subject and time of the workshop will appear on the agenda. The Mayor and Council members also sit as the Chairperson and Members of the Board of the Community Development Commission (CDC).

**REPORTS:** All open session agenda items and reports as well as all documents and writings distributed to the Elected Body less than 72 hours prior to the meeting, are available for review at the entry to the Council Chambers. Regular Meetings of the Elected Body are webcast and archived on the City's website [www.nationalcityca.gov](http://www.nationalcityca.gov).

**PUBLIC COMMENTS:** Prior to the Business portion of the agenda, the Elected Body will receive public comments regarding any matters within the jurisdiction of the City and/or the Community Development Commission. Members of the public may also address any item on the agenda at the time the item is considered by the Elected Body. Persons who wish to address the Elected Body are requested to fill out a "Request to Speak" form available at the entrance to the City Council Chambers, and turn in the completed form to the City Clerk. The Mayor or Chairperson will separately call for testimony of those persons who have turned in a "Request to Speak" form. If you wish to speak, please step to the podium at the appropriate time and state your name and address (optional) for the record. The time limit established for public testimony is three minutes per speaker unless a different time limit is announced. Speakers are encouraged to be brief. The Mayor or Chairperson may limit the length of comments due to the number of persons wishing to speak or if comments become repetitious or irrelevant.

**WRITTEN AGENDA:** With limited exceptions, the Elected Body may take action only upon items appearing on the written agenda. Items not appearing on the agenda must be brought back on a subsequent agenda unless they are of a demonstrated emergency or urgent nature, and the need to take action on such items arose after the agenda was posted.

**CONSENT CALENDAR:** Consent calendar items involve matters which are of a routine or noncontroversial nature. All consent items are adopted by approval of a single motion by the City Council. Prior to such approval, any item may be removed from the consent portion of

the agenda and separately considered, upon request of a Councilmember, a staff member, or a member of the public.

Upon request, this agenda can be made available in appropriate alternative formats to persons with a disability in compliance with the Americans with Disabilities Act. Please contact the City Clerk's Office at (619) 336-4228 to request a disability-related modification or accommodation. Notification 24-hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

*Spanish audio interpretation is provided during Elected Body Meetings. Audio headphones are available in the lobby at the beginning of the meeting.*

*Audio interpretación en español se proporciona durante sesiones del Consejo Municipal. Los audiófonos están disponibles en el pasillo al principio de la junta.*

**COUNCIL REQUESTS THAT ALL CELL PHONES AND PAGERS BE TURNED OFF DURING CITY COUNCIL MEETINGS.**

**OPEN TO THE PUBLIC**

**A. CITY COUNCIL**

**CALL TO ORDER**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**PUBLIC COMMENTS (THREE-MINUTE TIME LIMIT)**

**PROCLAMATIONS**

1. Proclaiming June 2017 as "Alzheimer's and Brain Awareness Month"

**AWARDS AND RECOGNITIONS**

2. Employee of the Quarter 2017 - Police Sergeant Estela Cordero. (Police)

**PRESENTATIONS**

**INTERVIEWS / APPOINTMENTS**

**CONSENT CALENDAR**

3. Motion of the City Council of the City of National City approving the waiving of the reading of the text of the Ordinances considered at this meeting and providing that such Ordinances shall be introduced and/or adopted after a reading of the title only. (City Clerk)
4. Resolution of the City Council of the City of National City approving a salary schedule for the Confidential employee group for fiscal year 2017-2018 (effective July 4, 2017) in compliance with the requirements of the California Public Employees Retirement System (CalPERS). (Human Resources)
5. Resolution of the City Council of the City of National City approving a salary schedule for the Municipal Employees Association employee group for Fiscal Year 2017-2018 (effective July 4, 2017) in compliance with the requirements of the California Public Employees Retirement System (CalPERS). (Human Resources)
6. Resolution of the City Council of the City of National City approving a salary schedule for the Part-Time and Seasonal employee group for fiscal

year 2017-2018 in compliance with the requirement of the California Public Employees Retirement System (CalPERS). (Human Resources)

7. Resolution of the City Council of the City of National City approving a salary schedule for the Police Officers' Association employee group for Fiscal Year 2017-2018 in compliance with the requirements of the California Public Employees Retirement System (CalPERS). (Human Resources)
8. Resolution of the City Council of the City of National City authorizing the Mayor to execute an Agreement with Procure America for an analysis of the City's copier, street light, and water meter contracts and billings for potential cost savings at a net cost of \$0. (City Manager)
9. Resolution of the City Council of the City of National City authorizing the Mayor to execute the Second Amendment to the Agreement by and between the City of National City and The Pun Group, LLP, to extend the term of the Agreement for one year, ending June 30, 2018, for the not-to-exceed amount of \$66,150 and a total not-to-exceed agreement amount of \$309,150, to provide auditing services for the fiscal year ending June 30, 2017. (Finance)
10. Resolution of the City Council of the City of National City authorizing the City Manager to enter into an agreement with Harris International to provide expert training to police personnel on Arrest and Control / Force Options to meet national and POST requirements and recommendations, and physical fitness training to police personnel intended to prevent work related injuries with a term of one-year, beginning July 1, 2017 June 30, 2018 for a total will not exceed amount of \$25,000 per year with the option of three (3) one-year extensions. (Police)
11. Resolution of the City Council of the City of National City authorizing the City Manager to execute an Agreement with the City of Chula Vista for general animal control, shelter, and related administrative services for National City for a total not to exceed amount of \$428,088 for Fiscal Year 2018, with options to extend for two (2) additional one (1) year terms. The cost for the additional years of the agreement will be based on the actual animal intakes from the preceding calendar year. (Police)
12. Resolution of the City Council of the City of National City approving a Side Letter Agreement to Article 1 (Recognition) of the Memorandum of Understanding (MOU) between the City and the National City Police Officers' Association, as it relates to the representation of Senior Police Dispatcher. (Human Resources)
13. Resolution of the City Council of the City of National City waiving the bid process by piggybacking National Association of State Procurement

Officials (NASPO) contract # 7-15-70-24 and authorizing the Mayor to execute a one year multifunction copier lease agreement with Konica Minolta Business Solutions U.S.A., Inc. for an annual amount of \$98,118.00. (Information Technology)

14. Resolution of the City Council of the City of National City authorizing the Mayor to execute a First Amendment to the Agreement by and between the City of National City and the Alpha Project for the Homeless, to extend the term of the Agreement for one year, ending June 30, 2018, for the not-to-exceed amount of \$120,000, to provide outreach services for the homeless and intervention services. (Neighborhood Services)
15. Resolution of the City Council of the City of National City authorizing the establishment of fund appropriations for \$930,271 and a corresponding revenue budget for the Transit Related Infrastructure Grant component of the Affordable Housing and Sustainable Communities Program Grant from the State of California Department of Housing and Community Development for transportation related infrastructure improvements to the Transit Oriented Infill Affordable Housing and Paradise Creek Enhancement Project (WI-TOD). (Housing & Economic Development)
16. Resolution of the City Council of the City of National City authorizing the Mayor to execute the First Amendment to the Housing-Related Parks Program Standard Grant Agreement No.14-HRPP-10358 that extends the grant expenditure deadline to June 30, 2018 for improvements to Paradise Creek Educational Park and authorizing the establishment of fund appropriations for \$553,450 and a corresponding revenue budget. (Housing & Economic Development)
17. Resolution of the City Council of the City of National City adopting amendments to the City Council Policy Manual; Chapter 100 – Administration and Policy Management (Policy 109 – “Reimbursement for Expenses Incurred in the Performance of Official Duties”). (Finance)
18. National City Sales Tax Update Newsletter Third Quarter 2016. (Finance)
19. Investment transactions for the month ended April 30, 2017. (Finance)
20. Warrant Register #44 for the period of 04/26/17 through 05/02/17 in the amount of \$1,758,366.77. (Finance)
21. Warrant Register #45 for the period of 05/03/17 through 05/09/17 in the amount of \$1,635,008.72. (Finance)
22. Warrant Register #46 for the period of 05/10/17 through 05/16/17 in the amount of \$615,057.79. (Finance)

## **PUBLIC HEARINGS**

23. Public Hearing - Weed Abatement: Hearing of the Confirmation of Costs and consideration of report, account and any objections or protests regarding abated properties in National City Parcel Numbers 554 112 15 00, E. 2nd St.; 555 116 07 00, 1140 Hoover Ave.; 556 103 19 00, 229 E 3rd St.; 556 412 11 00, 926 E 6th St.; 557 172 09 00, 1302-1306 E 8th St.; 557 410 26 00, Palm Ave.; 558 022 01 00, 807 Arcadia Pl.; 558 320 21 00, Rachael Ave.; 558 320 22 00, 2112 Rachael Ave.; 560 161 04 00, 232 E. 16th St.; 560 292 07 00, 2026 D Ave.; 561 154 10 00, 1737 Grove St.; 561 160 21 00, 2240 E. 16th St.; 564 010 55 00, Fenton Place; per National City Municipal Code 9.12.020 Public Nuisance Declared Weeds and Other Flammable Materials. (Fire)
24. Public Hearing – Modification of a previously approved Tentative Subdivision Map for the Harbor View Condominiums located at 819 "D" Avenue. (Applicant: Rob Furey, Groundwurk, Inc.) (Case File No. 2017-06 S) (Planning)
25. Public Hearing - Tentative Subdivision Map for the creation of 10 condominium units to be located at the southeast corner of East 18th Street and "F" Avenue. (Applicant: Mark A. Brencick) (Case File 2017-08 S) (Planning)
26. Public Hearing confirming the assessment and ordering the levy for the Landscape Maintenance District No. 1 (Mile of Cars) for Fiscal Year 2017/18. (Planning)
27. Public Hearing to consider adoption of the National City 2017/2018 Tax Roll Sewer Service Fees report, which identifies by parcel number, each parcel of real property receiving sewer services and the amount of sewer charges for each parcel for FY 2017-18 as required by the California Health and Safety Code Section 5473, Et seq., pertaining to collection of sewer charges on the tax roll. (Engineering/Public Works)
28. Public Hearing for the First Amendment to the U.S Department of Housing and Urban Development Fiscal Year 2017-2018 Annual Action Plan revising the HOME Investment Partnerships (HOME) Program funding allocations to San Diego Habitat for Humanity and South Bay Community Services. (Housing & Economic Development)

#### **ORDINANCES FOR INTRODUCTION**

#### **ORDINANCES FOR ADOPTION**

#### **NON CONSENT RESOLUTIONS**

29. Resolution of the City Council of the City of National City approving the first amendment to the U.S Department of Housing and Urban



Development Fiscal Year 2017-2018 Annual Action Plan revising the HOME Investment Partnerships (HOME) Program funding allocations to San Diego Habitat for Humanity and South Bay Community Services. (Housing & Economic Development)

30. Resolution of the City Council of the City of National City authorizing the Mayor to execute the Second Amendment to the HOME Community Housing Development Organization ("CHDO") Funding Agreement dated October 30, 2012 between the City of National City and San Diego Habitat for Humanity Community Housing Corporation, Inc. for the construction and/or rehabilitation of single family residential housing in the City of National City, extending the term of said Agreement to June 30, 2020, and providing for an additional appropriation of \$245,116.85 in HOME Program funds. (Housing & Economic Development)
31. Resolution of the City Council of the City of National City Approving the Report and Account for Weed Abatement. (Fire)
32. Resolution of the City Council of the City of National City approving a Tentative Subdivision Map for the Harbor View Condominiums located at 819 "D" Avenue. (Applicant: Rob Furey, Groundwurk, Inc.) (Case File No. 2017-06 S) (Planning)
33. Resolution of the City Council of the City of National City approving a Tentative Subdivision Map for the creation of 10 condominium units to be located at the southeast corner of East 18th Street and "F" Avenue. (Applicant: Mark A. Brencick) (Case File 2017-08 S) (Planning)
34. Resolution of the City Council of the City of National City confirming the assessment and ordering the levy for the Landscape Maintenance District No. 1 (Mile of Cars) for Fiscal Year 2017/18. (Planning)
35. Resolution of the City Council of the City of National City approving the National City 2017/2018 Tax Roll Sewer Service Fees report, which identifies by parcel number, each parcel of real property receiving sewer services and the amount of sewer charges for each parcel for FY 2017-18 as required by the California Health and Safety Code Section 5473, Et seq., pertaining to collection of sewer charges on the tax roll. (Engineering/Public Works)
36. Alternative resolutions of the City Council of the City of National City to approve or deny, with supporting findings, a Conditional Use Permit for wholesale auto sales and accessory uses at 2000 Roosevelt Avenue; City Council may approve either of the attached resolutions based on contained findings for denial or approval. (Applicant: Deborah Falk) (Case File No.: 2016-10 CUP) (Planning)

37. Resolution of the City Council of the City of National City relating to the financing of a 2017 Energy Savings Contract, and approving related financing documents and authorizing official actions in connection therewith. (Engineering/Public Works)
38. Resolution of the City Council of the City of National City authorizing the Mayor to (i) execute an Agreement for prepayment of the City's obligations under a Lease Agreement by and between the City and the National City Joint Powers Financing Authority (the Authority), dated September 1, 2010 (the "2010 Lease Agreement") prior to its termination date and (ii) approve related documents and authorize official actions in connection with such prepayment. (Engineering/Public Works)
39. Resolution of the City Council of the City of National City authorizing the Mayor to execute an Energy Services Agreement (ESA), Phase II, with Ameresco, Inc., under California Government Code Section 4217.10 et seq. to develop and conduct energy efficiency and renewable energy upgrades at city facilities as set forth in Section D of the Energy Audit Report. (Engineering/Public Works)
40. Resolution of the City Council of the City of National City, 1) authorizing the Mayor to execute a two-year Agreement with NV5, Inc. for a not-to-exceed amount of \$1,000,000 to provide on-call project support services for National City's Capital Improvement Program (CIP), including, but not limited to, project management; engineering; construction management, inspections and certified payroll; plan reviews; constructability reviews; land surveying; environmental assessments; geotechnical; ADA compliance; GIS; utility design and coordination; construction support; community outreach and communications; and 2) authorizing the City Manager to execute any project-specific supplemental agreements, as may be required for grant funded projects. (Engineering/Public Works)
41. Resolution of the City Council of the City of National City, 1) authorizing the Mayor to execute a two-year Agreement with Spurlock Landscape Architects for a not-to-exceed amount of \$1,000,000 to provide on-call project support services for National City's Capital Improvement Program (CIP), including, but not limited to, project management; engineering; landscape architecture; urban planning and design; construction support; plan reviews; community outreach and communications; and 2) authorizing the City Manager to execute any project-specific supplemental agreements, as may be required for grant funded projects. (Engineering/Public Works)
42. Resolution of the City Council of the City of National City, 1) authorizing the Mayor to execute a two-year Agreement with Neri Landscape Architects for a not-to-exceed amount of \$1,000,000 to provide on-call project support services for National City's Capital Improvement Program



- (CIP), including, but not limited to, project management; engineering; landscape architecture; urban planning and design; construction support; plan reviews; community outreach and communications; and 2) authorizing the City Manager to execute any project-specific supplemental agreements, as may be required for grant funded projects. (Engineering/Public Works)
43. Resolution of the City Council of the City of National City, 1) authorizing the Mayor to execute a two-year Agreement with KTU&A for a not-to-exceed amount of \$1,000,000 to provide on-call project support services for National City's Capital Improvement Program (CIP), including, but not limited to, project management; engineering; landscape architecture; transportation planning and design; mobility and land use planning; ADA and universal design; GIS; construction support; plan reviews; community outreach and communications; and 2) authorizing the City Manager to execute any project-specific supplemental agreements, as may be required for grant funded projects. (Engineering/Public Works)
44. Resolution of the City Council of the City of National City, 1) authorizing the Mayor to execute a two-year Agreement with Randall Lamb Associates, Inc. for a not-to-exceed amount of \$1,000,000 to provide on-call project support services for National City's Capital Improvement Program (CIP), including, but not limited to, project management; mechanical, electrical and plumbing engineering; air barrier auditing and commissioning; energy solutions; construction support; plan reviews; constructability reviews; community outreach and communications; and 2) authorizing the City Manager to execute any project-specific supplemental agreements, as may be required for grant funded projects. (Engineering/Public Works)
45. Resolution of the City Council of the City of National City, 1) authorizing the Mayor to execute a two-year Agreement with SCST, Inc. for a not-to-exceed amount of \$500,000 to provide on-call project support services for National City's Capital Improvement Program (CIP), including, but not limited to, geotechnical, soils and materials testing; and 2) authorizing the City Manager to execute any project-specific supplemental agreements, as may be required for grant funded projects. (Engineering/Public Works)

#### **NEW BUSINESS**

46. City Council discussion and direction on allowable uses of City facilities for special events under City Council Policy 803, including the types of events and the sale and/or consumption of alcohol as directed by the City Council for a date certain of June 20, 2017. (Community Services)
47. League of California Cities Annual Conference - Designation of Voting Delegate and Alternate(s). (City Manager)

**B. COMMUNITY DEVELOPMENT COMMISSION-HOUSING AUTHORITY**

**PUBLIC HEARINGS- HOUSING AUTHORITY**

**CONSENT RESOLUTIONS- HOUSING AUTHORITY**

**NON CONSENT RESOLUTIONS- HOUSING AUTHORITY**

48. Resolution of the Community Development Commission-Housing Authority of the City of National City approving the Morgan and Kimball Tower budgets for Fiscal Year 2017-2018 including a \$21 a month per unit increase from \$715 to \$736 for the total rent payment received at Morgan Tower without increasing the tenant's share of the total rent payment for units assisted by the U.S. Department of HUD Project-based Section 8 Housing Assistance Program. (Housing & Economic Development)
49. Resolution of the Community Development Commission-Housing Authority of the City of National City authorizing the Executive Director to execute an Exclusive Negotiating Agreement by and between the Community Development Commission-Housing Authority of the City of National City and Park Villas Pointe, LLC for the development of a 1.47 acre property located between Eta Street and Bucky Lane on North Highland Avenue in National City. (Housing & Economic Development)
50. Resolution of the Community Development Commission-Housing Authority of the City of National City ("CDC-HA") authorizing the Chairman to: 1) execute a General Depository Agreement between the CDC-HA and MUFG Union Bank, NA ("Union Bank") and any other related banking documents required to allow deposits of Housing Choice Voucher Program funds from the United States Department of Housing and Urban Development into the City's Union Bank account and 2) close the CDC-HA's Wells Fargo account into which Housing Choice Voucher Program funds are currently deposited. (Finance)

**NEW BUSINESS- HOUSING AUTHORITY**

**C. REPORTS**

**STAFF REPORTS**

**MAYOR AND CITY COUNCIL**

**CLOSED SESSION REPORT**

**ADJOURNMENT**

Adjourned Regular Meeting of the National City City Council/Community Development Commission - Housing Authority of the City of National City -

Tuesday - August 1, 2017 - 5:00 p.m. - Council Chambers - National City, California. (Adjourned Regular Meeting of the City Council to start at 5:00 p.m. due to the "National Night Out Event")

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#### CITY COUNCIL SUMMER LEGISLATIVE RECESS

July 4, 2017 - City Council Meeting - Dispensed With  
July 18, 2017 - City Council Meeting - Dispensed With